

Jan 04, 2022 - 11:31am Plotted by: ddelap P:\MC21194-Mayberry Master Planned Community Surveying\CAD Drawings\RR Drawings\MC21194--EXH_OffstTempTurn--UP_Way.dwg

EXHIBIT

Temporary Road Turn-around Easement for Proposed Union Pacific Way
In the East Half of the Northeast 1/4 of Section 14-T14S-R63W of the 6th P.M.
County of El Paso, State of Colorado

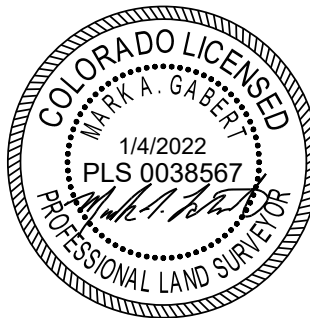
DESCRIPTION

See Sheet 2 for Map

TEMPORARY ROAD TURN-AROUND EASEMENT DESCRIPTION (PROPOSED UNION PACIFIC WAY)

A circular tract of land for the purpose of a temporary road turn-around Easement lying in the East Half of the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, in the County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 14 monumented by a found 3/4 inch square bar with no cap in a monument box, from whence the North Quarter-corner of said Section 14, monumented by a found rebar with a 2 inch cap marked "PLS 11624" in a monument box, bears North 89° 44' 50" West as shown on the plat of MAYBERRY, COLORADO SPRINGS FILING NO. 2 recorded March 10, 2021 in the Office of the Clerk of El Paso County, Colorado as Reception Number 221714698, a distance of 2606.58 feet, being the North line of said Northeast Quarter and all bearings herein are relative thereto; thence North 89° 44' 50" West 1303.29 feet on the North line of said Northeast Quarter to the Northwest corner of the East Half of said Northeast Quarter, said corner also being the intersection of said North line with the northerly extension of the East line of said MAYBERRY, COLORADO SPRINGS FILING NO. 2; thence South 00° 21' 12" East 646.57 feet on the West line of said East Half, also being the East line of Tract D, said MAYBERRY, COLORADO SPRINGS FILING NO. 2; to the POINT OF BEGINNING of the centerline of said Easement; Thence South 89° 29' 00" East 57.26 feet to the radius point of said circular tract and said temporary road turn-around Easement, being an arc with a 65.00 feet radius extending from said radius point; the westerly side of the arc to be trimmed to intersect said West line of the East Half, said Easement containing 12,952 square feet or 0.297 acres.



Mark A. Gabert P.L.S.
Colorado Reg. No. 38567
For and on behalf of
R&R Engineers-Surveyors, Inc.

EXHIBIT-TEMPORARY ROAD TURN-AROUND EASEMENT - PROPOSED UNION PACIFIC WAY

Date:	1/4/2022	Sheet 1 of 2
Drawn:	DD	
Checked:	MAG	
Job No.:	MC21194	



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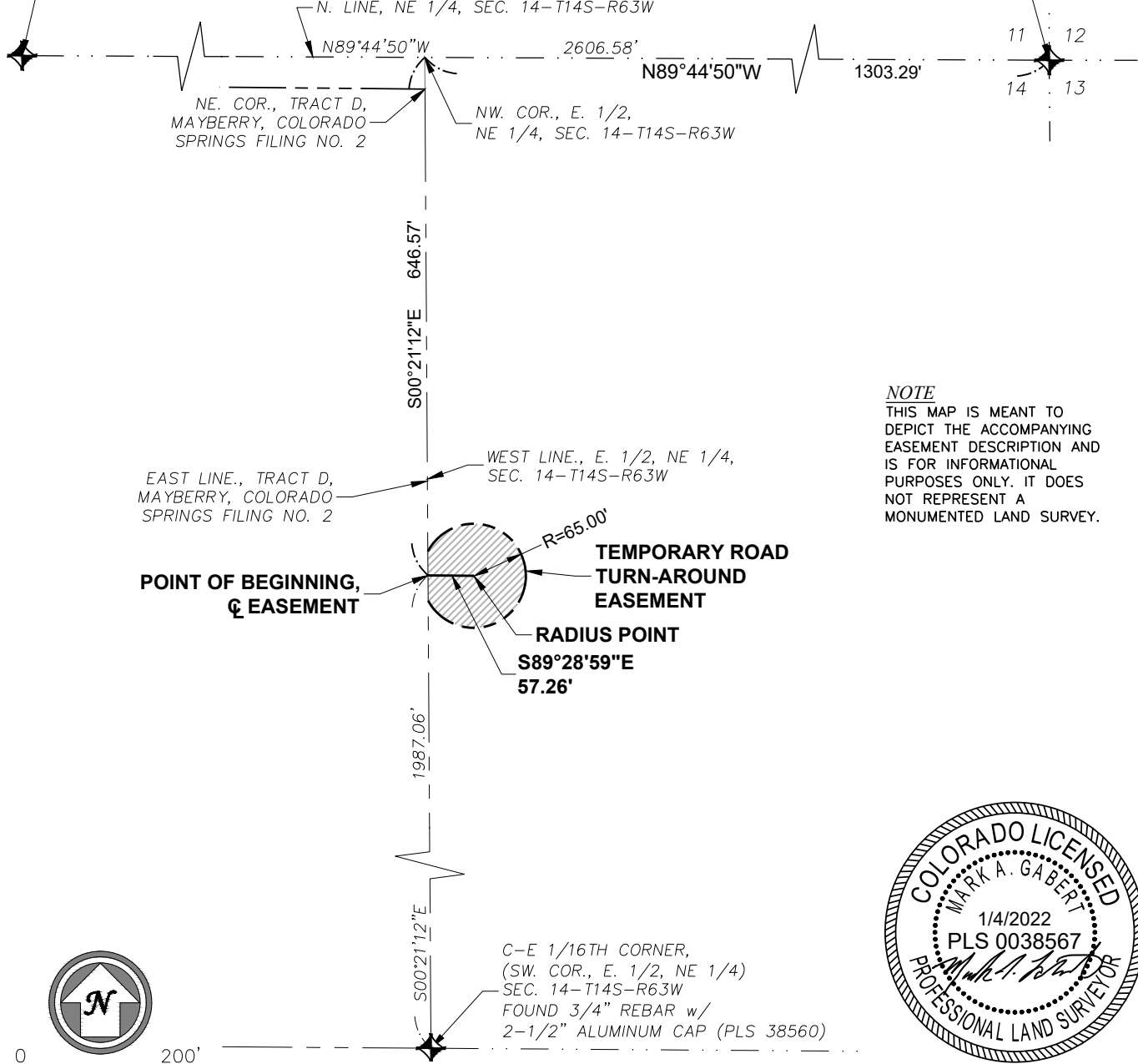
MAP
See Sheet 1 for Description

POINT OF COMMENCING

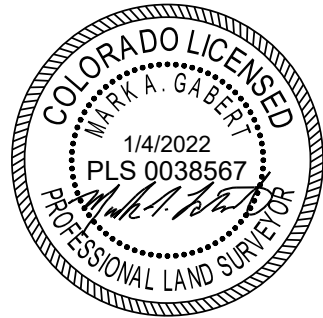
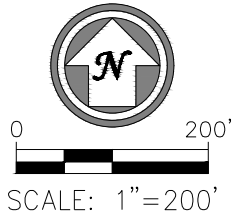
NORTHEAST CORNER,
 SEC. 14-T14S-R63W
 FOUND 3/4" SQUARE BAR
 IN MONUMENT BOX (NO CAP)

NORTH 1/4 CORNER, SEC.
 14-T14S-R63W
 FOUND REBAR w/
 2" ALUMINUM CAP (PLS 11624)
 IN MONUMENT BOX

-BASIS OF BEARINGS-



NOTE
 THIS MAP IS MEANT TO
 DEPICT THE ACCOMPANYING
 EASEMENT DESCRIPTION AND
 IS FOR INFORMATIONAL
 PURPOSES ONLY. IT DOES
 NOT REPRESENT A
 MONUMENTED LAND SURVEY.



Mark A. Gabert P.L.S.
 Colorado Reg. No. 38567
 For and on behalf of
 R&R Engineers-Surveyors, Inc.

EXHIBIT-TEMPORARY ROAD TURN-AROUND EASEMENT - PROPOSED UNION PACIFIC WAY

Date: 12/22/2021	Sheet
Drawn: DD	2
Checked: MAG	of
Job No.: MC21194	2



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